

075.0

0002

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
939,500 / 939,500  
939,500 / 939,500  
939,500 / 939,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		ROBIN HOOD RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ALUIA JOSEPH	
Owner 2: ALUIA LANG CAROLINE	
Owner 3:	

Street 1: 18 ROBIN HOOD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: TROIKE JOHN R/NOEL W -

Owner 2: -

Street 1: 18 ROBIN HOOD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Clapboard Exterior and 2622 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

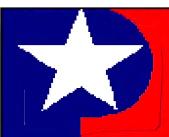
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	4									451,500						451,500	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7500.000	488,000		451,500	939,500		47238
							GIS Ref
							GIS Ref
							Insp Date
							10/26/18


**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	47238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	03:34:35
LAST REV Date	Time
06/29/21	14:23:48
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	488,000	0	7,500.	451,500	939,500		Year end	12/23/2021
2021	101	FV	473,800	0	7,500.	451,500	925,300		Year End Roll	12/10/2020
2020	101	FV	473,900	0	7,500.	451,500	925,400	925,400	Year End Roll	12/18/2019
2019	101	FV	353,700	0	7,500.	451,500	805,200	805,200	Year End Roll	1/3/2019
2018	101	FV	353,700	0	7,500.	387,000	740,700	740,700	Year End Roll	12/20/2017
2017	101	FV	353,700	0	7,500.	361,200	714,900	714,900	Year End Roll	1/3/2017
2016	101	FV	353,700	0	7,500.	309,600	663,300	663,300	Year End	1/4/2016
2015	101	FV	334,600	0	7,500.	277,400	612,000	612,000	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
TROIKE JOHN R/N	45718-434		7/28/2005		552,000	No	No			6247
TROIKE JOHN	45718-432		7/28/2005	Family		99	No	No		
TROIKE JUDITH A	21743-245		2/7/1992			99	No	No	A	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2021	500	Det. Gar	95,000	O				
9/27/2018	1401	New Wind	8,515	C				
9/6/2018	1282	Wood Dec	25,000	C				
12/31/2015	1986	Manual	6,400					
11/18/2013	1695	Re-Roof	12,500	C				
7/13/2006	582	Dormers	122,000		G8	GR FY08	ADD 2 BDRMS 2 BTHS	

## ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	Meas/Inspect	BS	Barbara S
1/31/2014	Info Fm Prmt	EMK	Ellen K
2/12/2009	Meas/Inspect	189	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
12/3/2005	MLS	MM	Mary M
11/5/1999	Inspected	267	PATRIOT
10/21/1999	Measured	263	PATRIOT
8/6/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>														
Type:	15 - Old Style		Full Bath:	1	Rating:	Good		OF=XTRA SINK IN BATH.																					
Sty Ht:	1A - 1 Sty +Attic		A Bath:	1	Rating:	Average																							
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good																						
Foundation:	2 - Conc. Block		A 3QBth:		Rating:																								
Frame:	1 - Wood		1/2 Bath:		Rating:																								
Prime Wall:	2 - Clapboard		A HBth:		Rating:																								
Sec Wall:			OthrFix:	1	Rating:	Good																							
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																										
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good		1st Res Grid   Desc: Line 1   # Units 1																					
Color:	YELLOW		A Kits:		Rating:			Level FY LR DR D K FR RR BR FB HB L O																					
View / Desir:			Frl:	1	Rating:	Good		Other																					
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:			Upper																		
Grade: C+ - Average (+)						<b>CONDO INFORMATION</b>						Lvl 2																	
Year Blt:	1916	Eff Yr Blt:							Lvl 1																				
Alt LUC:			Alt %:							Lower																			
Jurisdict:			Fact:	.							Totals RMS: 9 BRs: 4 Baths: 1 HB																		
Const Mod:																													
Lump Sum Adj:																													
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>											
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL	1	9	4	M															
Prim Int Wal:	2 - Plaster		Functional:		%	Interior:																							
Sec Int Wall:			Economic:		%	Additions:																							
Partition:	T - Typical		Special:		%	Kitchen:																							
Prim Floors:	3 - Hardwood		Override:		%	Baths:																							
Sec Floors:			Total:	18.6	%	Plumbing:																							
Bsmnt Flr:	12 - Concrete		General:			Electric:																							
Subfloor:			Totals	1	9	Heating:																							
Bsmnt Gar:			CALC SUMMARY	<b>COMPARABLE SALES</b>						<b>SUB AREA</b>						<b>SUB AREA DETAIL</b>													
Electric:	3 - Typical		Basic \$ / SQ:	135.00	Rate	Parcel ID	Typ	Date	Sale Price		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
Insulation:	2 - Typical		Size Adj.:	1.04126549							FFL	First Floor	1,342	139.150	186,741														
Int vs Ext:	S		Const Adj.:	0.98990101							BMT	Basement	1,280	41.750	53,434														
Heat Fuel:	2 - Gas		Adj \$ / SQ:	139.151							SFL	Second Floor	1,280	139.150	178,114														
Heat Type:	3 - Forced H/W		Other Features:	108370							WDK	Deck	220	10.440	2,297														
# Heat Sys:	1		Grade Factor:	1.10							EFP	Enclos Porch	176	42.260	7,438														
% Heated:	100	% AC:	100	NBHD Inf:	1.00000000						ATC	Attic	62	139.150	8,572														
Solar HW:	NO	Central Vac:	NO	NBHD Mod:																									
% Com Wal		% Sprinkled		LUC Factor:	1.00	WtAv\$/SQ:	AvRate:	Ind.Val																					
				Adj Total:	599461	Juris. Factor:		Before Depr:	153.07																				
				Depreciation:	111500	Special Features:	0	Val/Su Net:	111.93																				
				Deprecated Total:	487961	Final Total:	488000	Val/Su SzAd:	181.85																				
<b>MOBILE HOME</b>						Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 075-0-0002-0002.0						<b>IMAGE</b>												
<b>SPEC FEATURES/YARD ITEMS</b>																		<b>AssessPro Patriot Properties, Inc</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
2	Frame Shed	D	Y	1	10X12	A	AV	2018	0.00	T	1	101																	
More: N						Total Yard Items:						Total Special Features:						Total:											